

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: C Craig Edewaard

Case #: 46-R-01

Date: April 10, 2001

Comments:

1. Must comply with the Construction Debris Mitigation Policy.

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Division: Engineering

Member: Tim Welch
828-5123

Project Name: C. Craig Edewaard

Case #: 46-R-01

Date: 4/10/01

Comments:

Engineering Comments will be available at the DRC meeting

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Division: Fire

Member: Albert Weber
828-5875

Project Name: C. Craig Edewaard

Case #: 46-R-01

Date: 4-10-01

Comments:

- 1) Consider fire lane requirements of 5211.2 g 2 aa of the SFBC
- 2) Sprinklers required per F.S. 553.895
- 3) Sprinkler system also required for all buildings with unenclosed vertical openings that are over 30 ft in height. See SFBC 1402.1 b, 2007.1 and 1807. Floor plans required.
- 4) Show fire mains, and hydrants on civil site plan.
- 5) Flow test required.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: C Craig Edewaard

Case #: 46-R-01
(Prev. 125-R-00 10/10/00)

Date: April 10, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: C. Craig Edewaard

Case #: 46-R-01

Date: 4/10/01

Comments:

Refer to previous review comments. Additional comments may be provided at meeting.

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Division: Planning

Member: Chris Barton
828-5849

Project Name: C. Craig Edewaard

Case #: 46-R-01

Date: April 10, 2001

Comments: This proposal is for the development of 5 cluster homes and 7 townhouses on a site with the zoning designations of RD 15 and ROC. This proposal will require Site Plan Level III approval due to the proposal of the cluster residences as per ULDR Section 47-24 Table 1, Item 30.

- 1) Provide floor plans for each building. Each unit is to be a minimum of 750S.F.
- 2) Discuss ULDR bufferyard requirements with Zoning Rep. and applicant at the meeting.
- 3) Provide dimensions on each property line on site plan.
- 4) Cluster home project does not comply with ULDR Sec. 47-18.9. The plan does not meet the 25' front yard set back on the RD-15 portion of the site. Discuss with Zoning Rep. and applicant at the meeting.
- 5) The Cluster home fee simple lots do not provide the minimum 3,000S.F. for each lot within the 14,849S.F. of the RD-15 portion of the site as per ULDR Section 47-5.32. Discuss with Zoning Rep. and applicant at the meeting.
- 6) Show the proposed fee simple lot lines as per 47-18.9 for the cluster homes and ULDR Section 47-18.33 for the Townhouses.
- 7) We strongly recommend presenting the projects to the local civic association and neighbors prior to Planning and Zoning Board review.
- 8) Provide additional fenestration on the north elevation of Building B.
- 9) Additional comments may be forthcoming and responses are due within 90 days of this meeting or additional DRC review may be required.

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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: C. Craig Edewaard

Case #: 46-R-01

Date: April 10, 2001

Comments:

1. No sewer and water impact fees for this project, based on information provided.
2. Provide site plan showing all water meter locations and related water services.
3. Provide site plan showing storm water retention and related storm water calculations.
4. Provide site plan showing sewer services to each building.

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Division: Police

Member: Robert Dodder
759-6421
Beeper 497-0628

Project Name: C. Craig Edewaard

Case #: 46-R-01

Date: 4-10-01

Comments:

1. Is the fence around the pool only, or is it to be a portion of the perimeter control system? If not, what form of perimeter control will be used?
2. The entry gate was noted. How will this gate be controlled? A gate for the exit was not noted, is this breach in security intended?
3. Target Hardening concepts for the doors and windows is suggested.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: C.Craig Edewaard

Case #: 46-R-01

Date: 4/3/01

Comments:

1. Developments located in the ROC zoning district requires Planning and Zoning Board review and approval.
2. Provide a text narrative explaining how the proposed development complies with sections 47-18.33 Townhouse and 47-18.9 Cluster developments section by section.
3. Provide a copy of the cross access agreement
4. Provide floor plans for townhouses and cluster dwellings.
5. Show location of all mechanical equipment for compliance with section 47-19.2.S & Z.
6. Provide design details of aluminum fence with gates.
7. Cluster homes must provide 3,000 square feet of lot area per dwelling unit in the RD-15 zoning district in accordance with section 47-5.32.
8. Delineate required lot area lines for townhouses and cluster dwellings.
9. Additional comments may be discussed at DRC meeting.